

Use Group R Terms and Exceptions

SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

DWELLING. A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

CONGREGATE LIVING FACILITIES. A building or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities.

CHANGE OF OCCUPANCY. A change in the use or occupancy of any building or structure that would place the building or structure in a different division of the same group of occupancies or in a different group of occupancies; or a change in the purpose or level of activity within a building or structure that involves a change in application of the requirements of this code.

R-1 SPRINKLER EXCEPTIONS (B & B)

1. Non-proprietor occupied bed and breakfast and other transient boarding facilities not more than three stories above grade plane in height with **a maximum of 10 occupants total** are permitted to be classified as either Group R-3 or R-5 provided that **smoke alarms** are installed in compliance with Section 907.2.11.2 for Group R-3 or Section R314 of the IRC for Group R-5.
2. Proprietor occupied bed and breakfast and other transient boarding facilities not more than three stories above grade plane in height, that are also occupied as the residence of the proprietor, **with a maximum of five guest room sleeping units** provided for the transient occupants are permitted to be classified as either Group R-3 or R-5 provided that **smoke alarms** are installed in compliance with Section 907.2.11.2 for Group R-3 or Section R314 of the IRC for Group R-5.

R-2 SPRINKLER EXCEPTIONS:

1. Group R-2 occupancies that **do not exceed two stories**, including basements that are not considered as a story above grade, and with **a maximum of 16 dwelling units** per fire area. Each dwelling unit shall have at least one door opening to an exterior exit access that leads directly to the exits required to serve that dwelling unit.
2. Group R-2 occupancies where all dwelling units are **not more than two stories** above the lowest level of exit discharge and not more than one story below the highest level of exit discharge of exits serving the dwelling unit and a **two-hour fire barrier** is provided between each pair of dwelling units. Each bedroom of a dormitory or boarding house shall be considered a dwelling unit under this exception.